018.0	0001	0003.1	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,327,600 / 1,327,600
					USE VALUE:	1,327,600 / 1,327,600
					ASSESSED:	1,327,600 / 1,327,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITCHELL DOUGLAS B
Owner 2:	MITCHELL BROOKER BERRET
Owner 3:	
Street 1:	4 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GK DEVELOPMENT CORP -
Owner 2:	-
Street 1:	29 NORTH MAIN ST
Twn/City:	SHERBORN
St/Prov:	MA Cntry:
Postal:	01770

NARRATIVE DESCRIPTION

This parcel contains 8,128 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 2940 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8128.000	763,300		564,300	1,327,600
Total Card	0.187	763,300		564,300	1,327,600
Total Parcel	0.187	763,300		564,300	1,327,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.56 | /Parcel: 451.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	311009
GIS Ref	
GIS Ref	
Insp Date	10/13/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0001-0003.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	762,400	0	8,128.	564,300	1,326,700	1,326,700	Year End Roll	12/18/2019
2019	101	FV	589,500	0	8,128.	730,200	1,319,700	1,319,700	Year End Roll	1/3/2019
2018	101	FV	597,900	0	8,128.	464,700	1,062,600	1,062,600	Year End Roll	12/20/2017
2017	101	FV	597,900	0	8,128.	424,900	1,022,800	1,022,800	Year End Roll	1/3/2017
2016	101	FV	597,900	0	8,128.	345,200	943,100	943,100	Year End	1/4/2016
2015	101	FV	585,800	0	8,128.	345,200	931,000	931,000	Year End Roll	12/11/2014
2014	101	FV	585,800	0	8,128.	314,700	900,500	900,500	Year End Roll	12/16/2013
2013	101	FV	585,800	0	8,128.	299,400	885,200	885,200		12/13/2012

!15683!

PRINT

Date	Time
12/11/20	05:22:18

LAST REV

Date	Time
10/26/20	09:54:42
danam	
15683	

USER DEFINED

Prior Id # 1:	12435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GK DEVELOPMENT	1377-85		11/20/2009		895,000	No	No		
GK DEVELOPMENT	1306-25		8/10/2005	Portion-Asst	1,800,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2020	759	Wood Dec	27,700	C				
12/3/2008	1472	New Buil	250,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Meas/Inspect	BS	Barbara S
6/23/2009	Info Fm Prmt	BR	B Rossignol
5/5/2009	Meas/Inspect	372	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8128		Sq. Ft.	Site		0	85.	0.82	2									564,262				G9		564,300	

Total AC/HA:	0.18659	Total SF/SM:	8128	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	564,262	Spl Credit		Total:	564,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00714278
Const Adj.:	1.04989493
Adj $ / SQ:	132.174
Other Features:	122231
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	770249
Depreciation:	6932
Depreciated Total:	763317

COMMENTS

OF=WHIRLPOOL IN 3/4 BTH..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB 1		

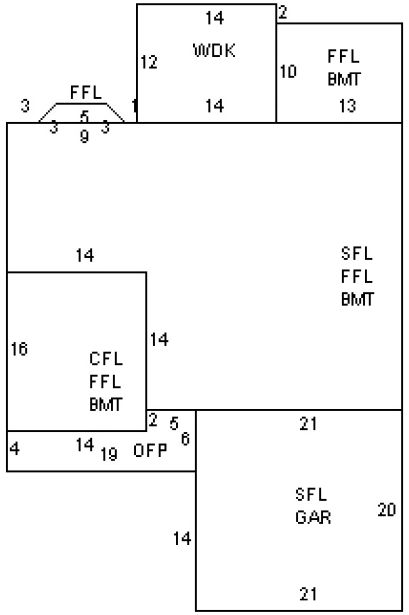
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.79
Special Features:	0	Val/Su Net:	154.76
Final Total:	763300	Val/Su SzAd	259.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,384	132.170	182,929
FFL	First Floor	1,332	132.170	176,056
BMT	Basement	1,318	39.650	52,262
GAR	Garage	420	22.000	9,239
CFL	Cathflr	224	138.780	31,087
WDK	Deck	168	12.550	2,108
OFP	Open Porch	86	37.470	3,222
	Net Sketched Area:	4,932	Total:	456,903
Size Ad	2940	Gross Are	4932	FinArea 2940

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0001-0003.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc